

June 17, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0265

Bruce R. Anderson

Clover Hill Magisterial District
West line of Ruthers Road

REQUEST: Rezoning from Agricultural (A) and Light Industrial (I-1) with Conditional Use Planned Development to Light Industrial (I-1) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

Expansion of an existing machine shop and construction of a self-storage facility are proposed. Exceptions to setbacks are also requested. With approval of this request, other Light Industrial (I-1) uses would be permitted.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Eastern Midlothian Plan which suggests the property is appropriate for Light Industrial (I-1) uses.
- B. The existing light industrial use (machine shop), which has been in operation for approximately thirty (30) years, has been, and continues to be, compatible with existing area development.
- C. The proposed zoning and land uses are compatible with, and representative of, existing and anticipated industrial development along this portion of Ruthers Road.

- D. The requested setback exception adjacent to the Residential Townhouse (R-TH) District is appropriate with the recommended condition that effectively addresses transitions to the Providence Green development.

- (NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.
- B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITION WAS NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENT. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE PROFFERED CONDITION.)

CONDITION

In conjunction with the granting of this request, an exception to setbacks from the adjacent R-TH District shall be granted along the western boundary of the site. Uses shall be located at least thirty-five (35) feet from any R-TH District, located to the west, provided building(s) are designed to provide a screen of activity on the subject property from the adjacent townhouse development, with no openings in the wall facing the property line to the west except for those necessary for fire/rescue access. Should this screening design not be achieved, uses shall be located at least fifty (50) feet from any R-TH District bordering the western property line. (P)

PROFFERED CONDITION

Prior to any site plan approval, thirty-five (35) feet of right of way on the west side of Ruthers Road measured from the centerline of that part of Ruthers Road immediately adjacent to the property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

GENERAL INFORMATION

Location:

West line of Ruthers Road, north of Provincetown Drive. Tax IDs 761-705-1052, 1874, 2862, 2954 and 3532 (Sheet 7).

Existing Zoning:

A and I-1 with Conditional Use Planned Development

Size:

6.0 acres

Existing Land Use:

Light Industrial (machine shop) and single family residential

Adjacent Zoning and Land Use:

- North - C-5; Commercial (60 West Shopping Center)
- South - R-TH; Residential townhomes (Providence Green)
- East - C-3, O-2, A with Special Exception and A with Conditional Use Planned Development; Single family residential, offices and machine shop
- West - R-TH and C-5 with Conditional Use Planned Development; Residential townhomes (Providence Green) and church

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along both Ruthers Road and Provincetown Drive, adjacent to this site. The request site is connected to the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing twelve (12) inch wastewater trunk line extending along Provincetown Drive, adjacent to this site. In addition, an eight (8) inch wastewater collector extends along the northern and western boundaries of this site. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The property drains south to a tributary of Pocoshock Creek, which forms the southern property line. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Buford Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have minimal impact on fire and emergency medical services.

Transportation:

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on light industrial trip rates, development could generate 340 average daily trips. These vehicles will be distributed along Ruthers Road, which had a 2003 traffic count of 5,955 vehicles per day. Sections of Ruthers Road have twenty-four (24) foot wide pavement with two (2) foot shoulders. The capacity of this road is acceptable (Level of Service D) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Ruthers Road as a collector road with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate thirty-five (35) feet of right of way, measured from the centerline of Ruthers Road, in accordance with that Plan. (Proffered Condition)

At time of site plan review, specific recommendations will be provided regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Eastern Midlothian Plan which suggests the property is appropriate for light industrial uses.

Area Development Trends:

Property to the north is zoned General Commercial (C-5) and is developed as the 60 West Shopping Center. Properties to the south and west are zoned Residential (R-TH) and are developed as part of the Providence Green Subdivision. Properties to the east are zoned Agricultural (A), Community Commercial (C-3) and Office (O-2) and are developed for office, light industrial and residential uses. It is anticipated that properties along the east and west lines of Ruthers Road, south of Midlothian Turnpike and north of Provincetown Drive will be redeveloped for light industrial uses, consistent with the recommendations of the Plan.

Zoning History:

On February 26, 1975, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved a Conditional Use to permit a machine shop on a 2.16 acre parcel, subject to several conditions (Case 75S010). This property represented a portion of the tract under the current request.

On July 25, 1979, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved a rezoning from Agricultural (A) to Light Industrial (M-1) with a Conditional Use Planned Development on a 2.42 acre parcel (79S124). Several conditions were imposed to include a master plan, limitation on uses (machine shop), hours of operation, architectural treatment, signage and parking. The property represented a portion of the tract under the current request.

On June 23, 1982, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved an amendment to a Conditional Use Planned Development (Case 79S124) to permit expansion of the machine shop and exceptions to bulk requirements (Case 82S057). Several conditions were imposed to include a master plan, limitation on uses (machine shop), hours of operation, architectural treatment, signage and parking.

Site Design:

Currently, the request property lies within a Post Development Area. Redevelopment of the site or new construction must conform to the requirements of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

Architectural Treatment:

The current Ordinance requires that architectural treatment of buildings, including materials, color and style, shall be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

Within Post Development Areas, no building exterior which would be visible to public rights of way can be constructed of unadorned concrete, block or corrugated and/or sheet metal. All junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

Setbacks:

Currently, the Ordinance requires that both permitted and accessory uses within the Light Industrial (I-1) District be located a minimum of 100 feet from any Residential Townhouse (R-TH) District. The applicant has requested that this setback be reduced along the western property line to thirty-five (35) feet if the design of the building(s) located on the subject property accomplishes a screen of on-site activities from the adjacent townhouse development. Otherwise, such uses would maintain a minimum fifty (50) foot setback from the R-TH property.

The building design, in combination with buffering within the reduced setback, should effectively minimize the impact of this proposed development upon the adjacent residential property. Alternatively, a fifty (50) foot setback and buffer effectively provides transition between varying land uses while providing some flexibility in site development.

Buffers and Screening:

The Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent property and public rights of way by a solid fence, wall, dense evergreen plantings or architectural feature, and that such area within 1,000 feet of any residentially zoned property or property used for residential purposes not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

Adjacent properties to the south and southwest are zoned Residential Townhouse (R-TH) and are occupied by single family residences. The Ordinance requires a minimum fifty (50) foot buffer along the south and southwestern property boundaries of the request site adjacent to this R-TH property. At the time of site plan review, the Planning Commission may modify this buffer under certain circumstances. The requested reduction in building setbacks to a minimum of thirty-five (35) feet along the southwestern property line will necessitate a reduction in this buffer requirement. It would be appropriate to grant this reduction, provided a minimum buffer width of thirty (30) feet is maintained adjacent to the existing townhouse development. These details will be evaluated at the time of site plan review.

CONCLUSIONS

The proposed zoning and land uses conform to the Eastern Midlothian Plan which suggests the property is appropriate for Light Industrial (I-1) uses. Further, the proposed zoning and land uses are compatible with, and representative of, existing and anticipated industrial development along this portion of Ruthers Road. The existing light industrial use (machine shop), which has been in operation for approximately thirty (30) years, has been, and continues to be, compatible with existing area development.

The requested setback exception adjacent to the Residential Townhouse (R-TH) District is appropriate with the recommended condition that effectively addresses transition to the Providence Green development while providing some flexibility in site development.



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Rez: A & I-1 TO
I-1 w/C.U.P.D.

